

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name: Area 76 – South Central West Seattle

Previous Physical Inspection: 2001

Sales - Improved Summary:

Number of Sales: 338

Range of Sale Dates: 1/2000 -12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$101,000	\$144,000	\$245,000	\$262,500	93.3%	10.29%
2002 Value	\$106,600	\$152,900	\$259,500	\$262,500	98.9%	10.16%
Change	+\$5,600	+\$8,900	+\$14,500		+5.6%	-0.13%
% Change	+5.5%	+6.2%	+5.9%		+6.0%	-1.26%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.13% and -1.26% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales, and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$105,600	\$143,200	\$248,800
2002 Value	\$111,300	\$152,400	\$263,700
Percent Change	+5.4%	+6.4 %	+6.0%

Number of improved Parcels in the Population: 3276.

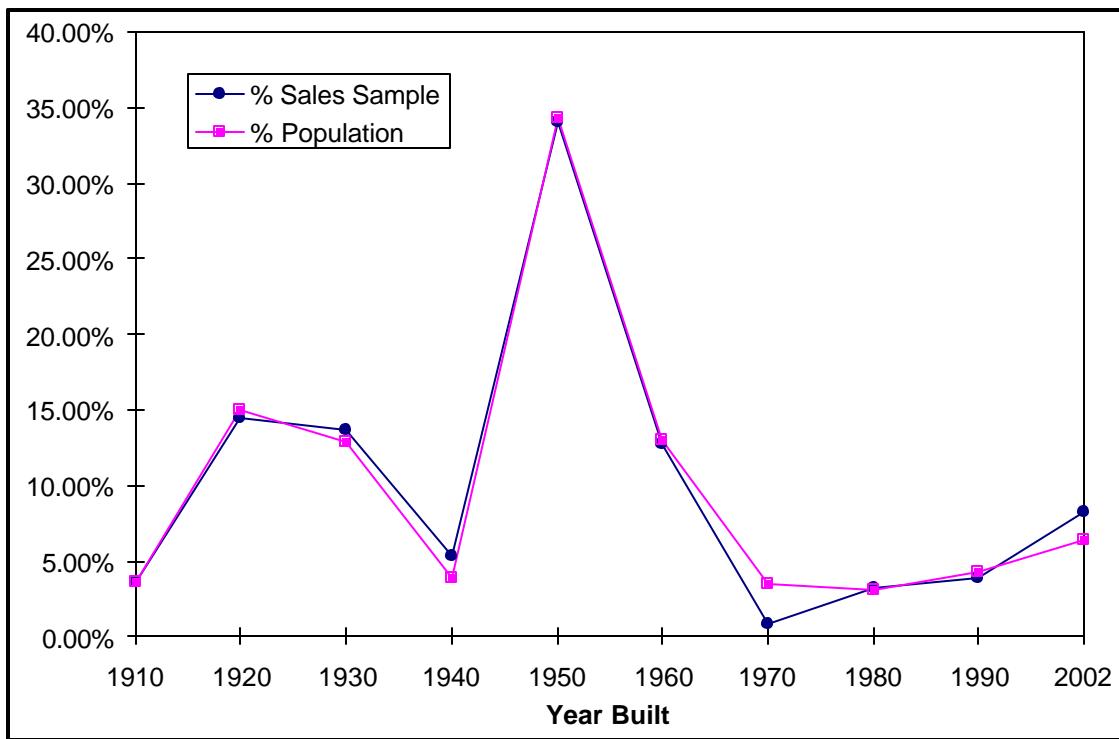
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, grade 7 improvements in very good condition had higher average ratios (assessed value/sales price) than other improvement and formula adjusts value upward less than others. Similarly, improvements with excellent view of Olympics had lower average ratio than other improvements and formula adjusts these value upward more than others, thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	12	3.55%
1920	49	14.50%
1930	46	13.61%
1940	18	5.33%
1950	115	34.02%
1960	43	12.72%
1970	3	0.89%
1980	11	3.25%
1990	13	3.85%
2002	28	8.28%
	338	

Population		
Year Built	Frequency	% Population
1910	117	3.57%
1920	491	14.99%
1930	424	12.94%
1940	128	3.91%
1950	1124	34.31%
1960	426	13.00%
1970	115	3.51%
1980	100	3.05%
1990	140	4.27%
2002	211	6.44%
	3276	

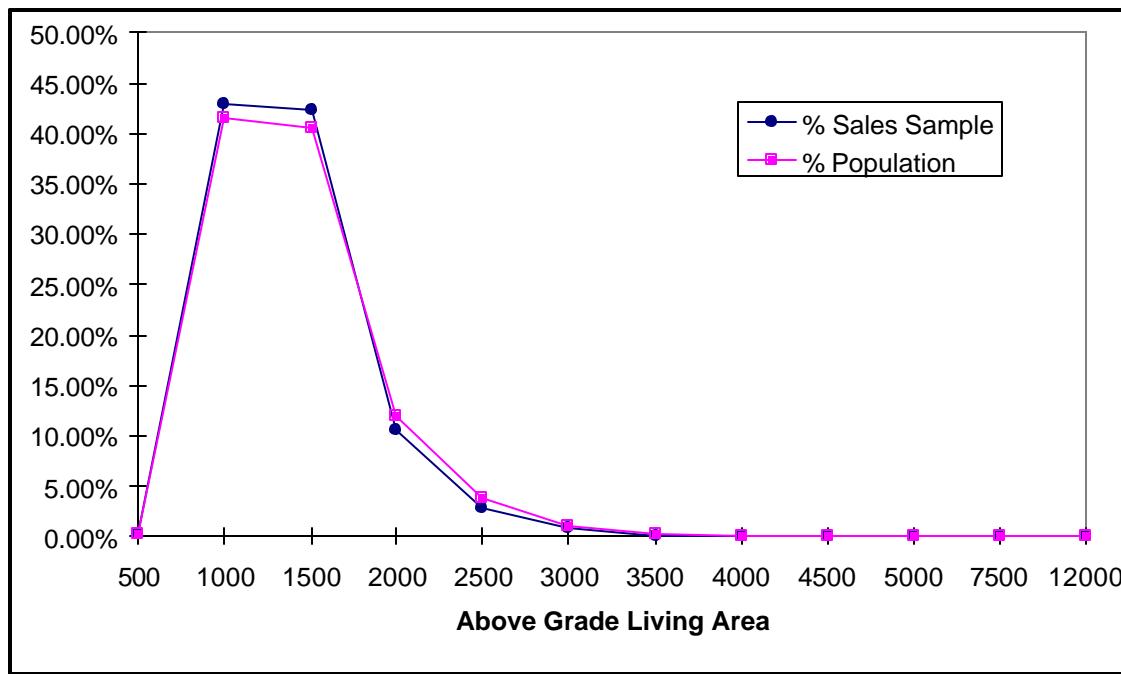


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.30%
1000	145	42.90%
1500	143	42.31%
2000	36	10.65%
2500	10	2.96%
3000	3	0.89%
3500	0	0.00%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
7500	0	0.00%
12000	0	0.00%
		338

Population		
AGLA	Frequency	% Population
500	12	0.37%
1000	1358	41.45%
1500	1328	40.54%
2000	396	12.09%
2500	129	3.94%
3000	38	1.16%
3500	10	0.31%
4000	3	0.09%
4500	2	0.06%
5000	0	0.00%
7500	0	0.00%
12000	0	0.00%
		3276

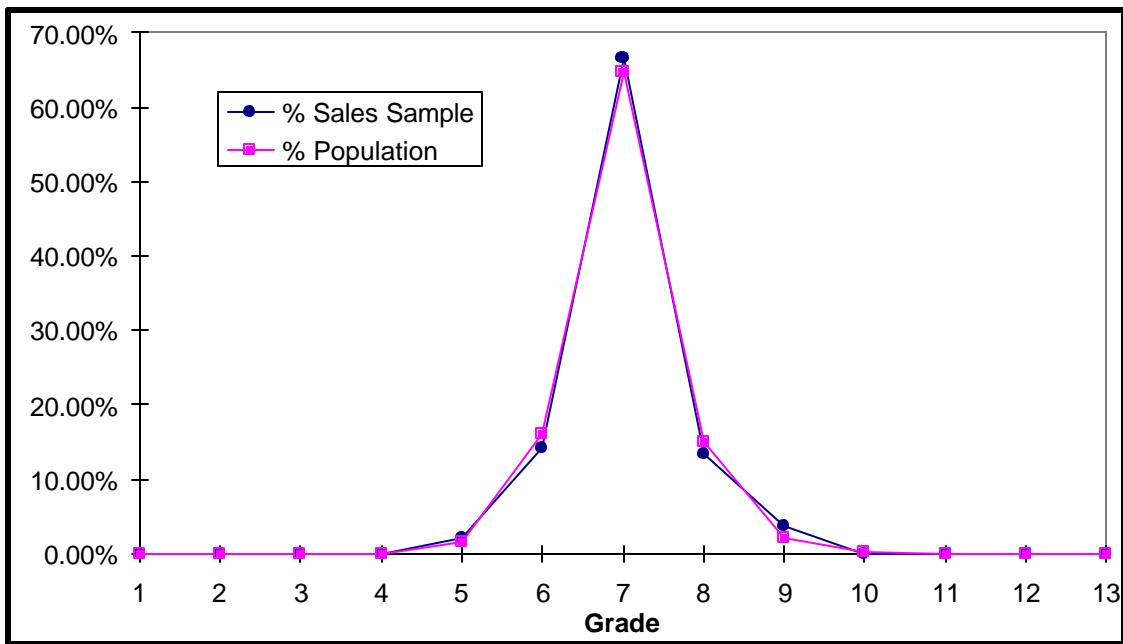


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

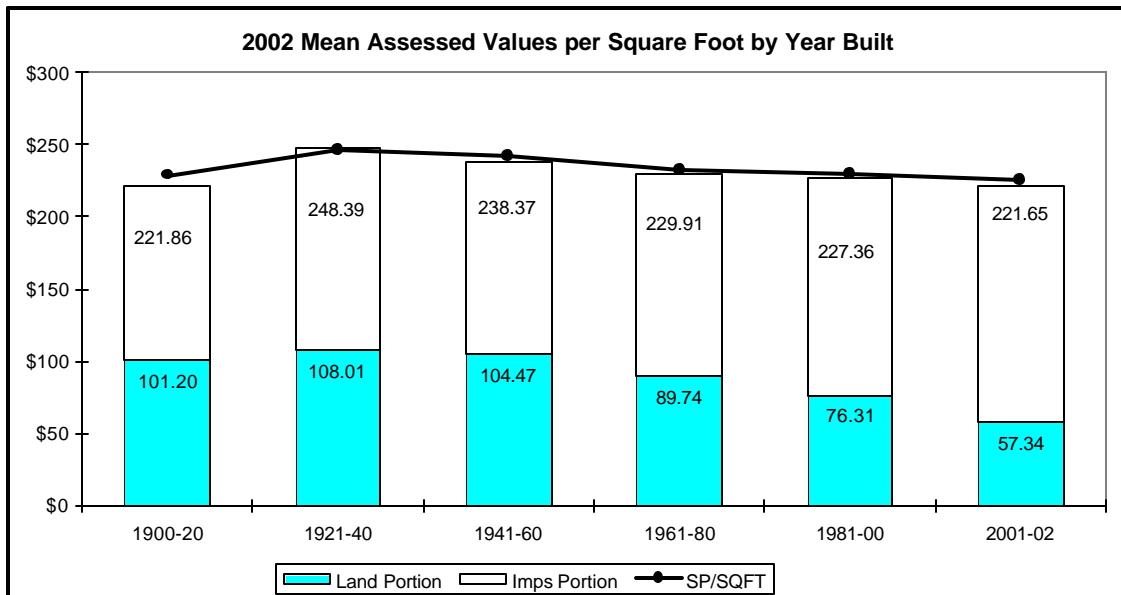
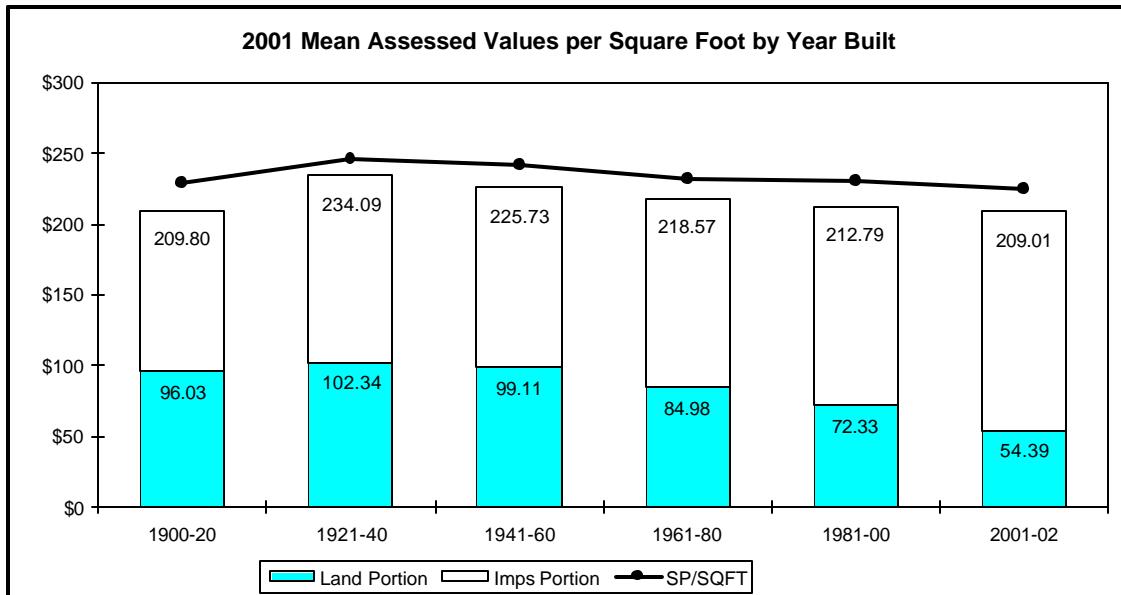
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	7	2.07%
6	48	14.20%
7	225	66.57%
8	45	13.31%
9	13	3.85%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		338

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	3	0.09%
5	53	1.62%
6	526	16.06%
7	2124	64.84%
8	495	15.11%
9	65	1.98%
10	9	0.27%
11	1	0.03%
12	0	0.00%
13	0	0.00%
		3276



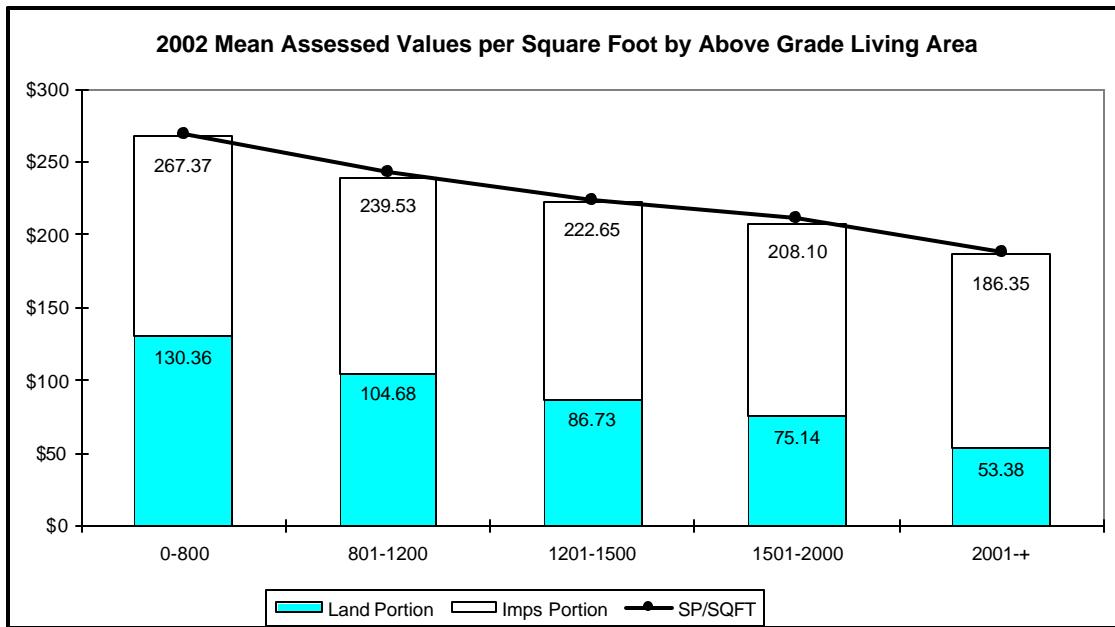
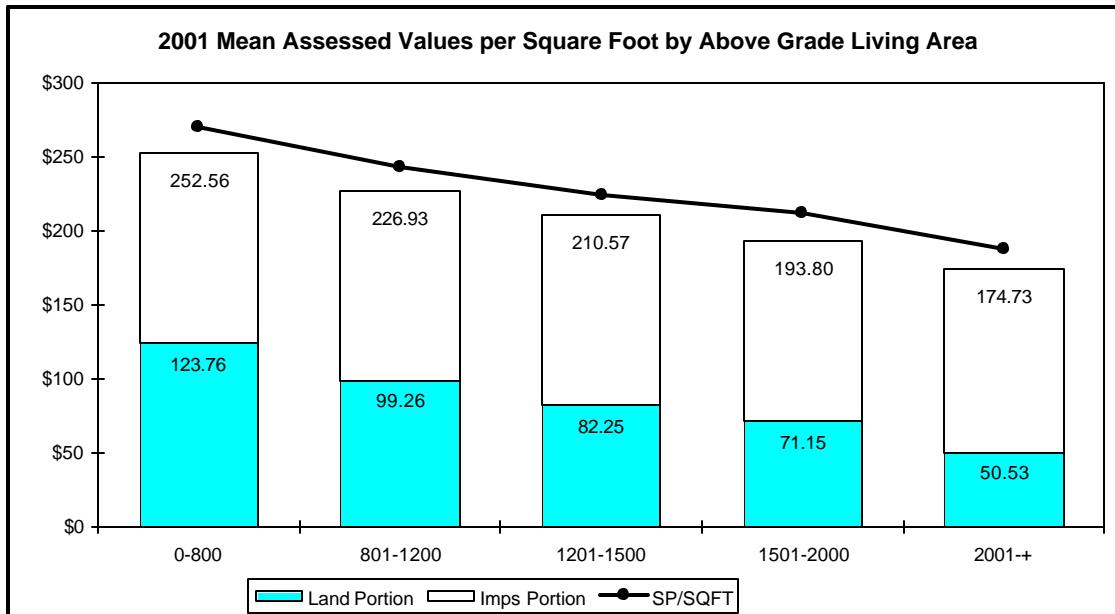
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



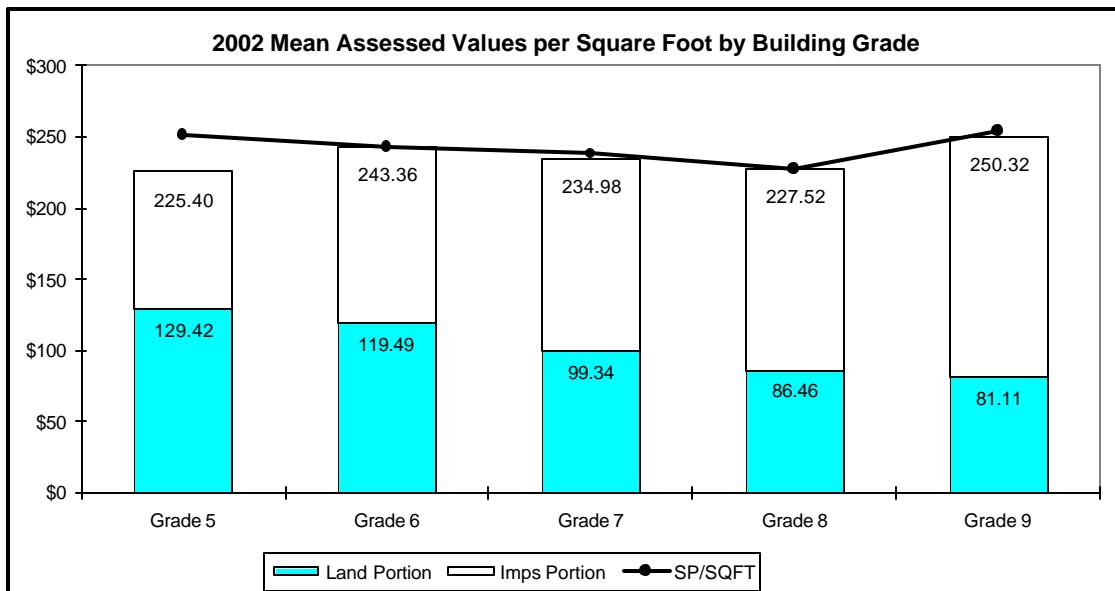
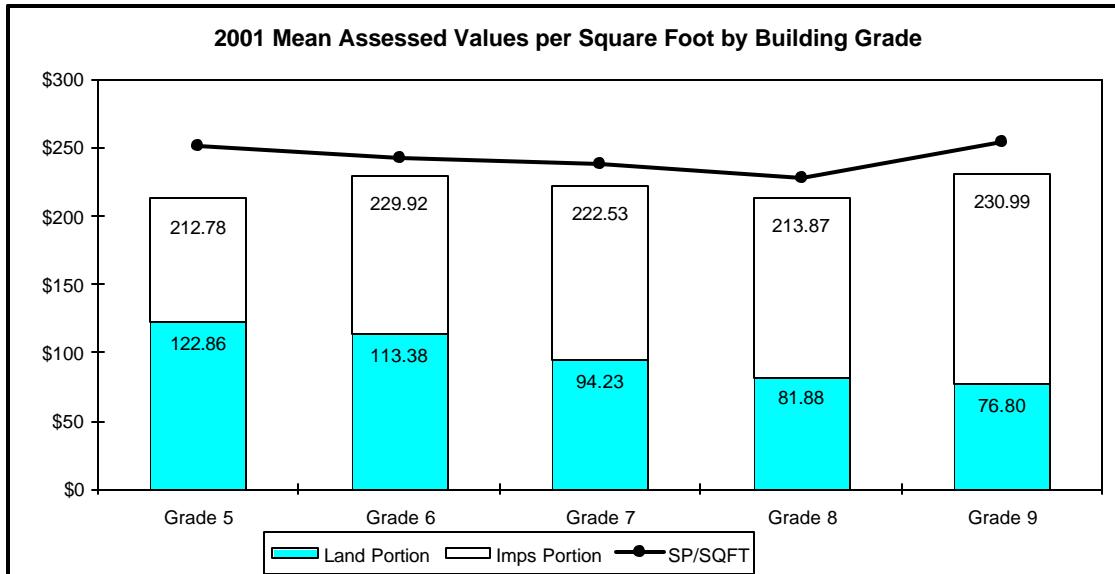
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. There was minimum representation of grade 5 homes.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

A scarcity of vacant land sales (5 usable land sales) in area 14 made it problematic to develop adjustments to previous land value based on land sales alone. In the absence of evidence to the contrary, the same overall market increase (coefficient derived in multiple regression model) indicated for improved properties are assumed to apply to previous land value. The following formula will be applied to all land:

$$\text{2002 Land Value} = \text{2001 Land Value} / 0.9423691$$

Or

$$\text{2002 Land Value} = \text{2001 Land Value} * 1.06$$

Note: Land Value less than or equal to \$10,000 will be factored by 1.00.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 338 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that characteristic based and neighborhood based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, grade 7 improvements in very good condition had higher average ratios (assessed value/sales price) than other improvement and formula adjusts value upward less than others. Similarly, improvements with excellent view of Olympics had lower average ratio than other improvements and formula adjusts these value upward more than others, thus improving equalization.

**2002 Total Value = 2001 Total Value / (0.9423691 + (0.04014209 if Condition =5 and building grade 7)
– (0.06976991 if Olympics view =4))**

The resulting total value is rounded down to the next \$1,000, *then:*

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

An explanatory adjustment table is included in this report on page 12.

Improved parcel Update (Continued)

Other: *If multiple houses exist on a parcel, the formula derived from the primary building is used.

*If a house and mobile home exist, the formula derived from the house is used.

If “ accessory improvements only *”, then:

“2002 Total Value = (2001 Land Value *1.06) + (2001 Imps Value * 1.062)” with result rounded down to the next \$1,000.

then, 2002 Imps Value = 2002 Total Value – 2002 Land Value.

If improvements on “exception parcels” (poor condition or % net condition), then

“2002 Total Value = (2001 Land Value*1.06) +(2001 Imps Value *1.00)

**These may include parcels with houses that have no characteristics data in the Assessor’s database.*

If vacant parcels (no improvements value), only the land adjustment applies.

Land Values or Improvements Values of \$10,000 or less will be:

Previous land Value *1.0 Or Previous Improvement Value * 1.0.

If “No Perc” (Sewer System = 3), then

“2002 Total Value = (2001 Land Value *1.0) +(2001 Imp Value * 1.062)

Residential properties located on commercial zoned land will be valued using 2001 total value *1.00.

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Area-wide ratio reports and several charts indicating Before and After Adjustment assessment levels are included in the body of this report. NCSS software provides a number of diagnostic tools which help explain variable selection, model calibration and specification. These tools are useful in recognizing influential parcels. Further documentation concerning the annual update model, while not contained within this report, is available on request.

Area 76 Annual Update Model Adjustments

2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.1%

Building Grade 7 and Very Good Condition

Yes
% Adjustment

-4.3%

Olympics view Excellent

Yes
% Adjustment

8.5%

Comments and Examples:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home with building grade 7 and condition very good would receive approximately 1.8% (6.1% Overall - 4.3% grade 7 and condition=5) upward adjustment. 4.8% of population would get this adjustment.

A home with excellent view of Olympics would receive 14.6% upward adjustment. 2.1% of total population would get this adjustment.

Approximately, 93% of the population in the area 76 is adjusted by the overall alone. There are 3276 parcels with 1-3 living units.

This area was physically inspected in 2001.

Area 76 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.9.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low. If there is multiple adjustment in a parcel, percent change indicated below will be different than as indicated in page 12.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
5	7	0.838	0.888	5.9%	0.819	0.957
6	48	0.946	1.001	5.8%	0.966	1.037
7	225	0.935	0.988	5.6%	0.975	1.000
8	45	0.937	0.997	6.4%	0.964	1.030
9	13	0.907	0.980	8.0%	0.934	1.025
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1920	61	0.922	0.975	5.7%	0.944	1.006
1921-1940	64	0.944	1.005	6.4%	0.979	1.030
1941-1960	158	0.934	0.987	5.6%	0.971	1.002
1961-1980	14	0.936	0.985	5.3%	0.927	1.044
1981-2000	39	0.929	0.992	6.7%	0.965	1.019
2001- +	2	0.927	0.983	6.0%	0.656	1.311
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Fair	5	0.953	1.008	5.7%	0.829	1.187
Good	202	0.935	0.993	6.2%	0.979	1.006
Very Good	35	0.948	0.984	3.7%	0.951	1.016
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	254	0.931	0.985	5.8%	0.973	0.998
1.5	50	0.935	0.992	6.1%	0.962	1.023
2	32	0.946	1.006	6.3%	0.974	1.037
3	2	0.889	0.979	10.1%	-0.202	2.159
Grade 7 Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Fair	3	0.990	1.047	5.7%	0.748	1.346
Average	55	0.928	0.987	6.4%	0.956	1.018
Good	140	0.930	0.986	6.0%	0.971	1.001
Very Good	27	0.969	0.992	2.3%	0.960	1.023

Area 76 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.9.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

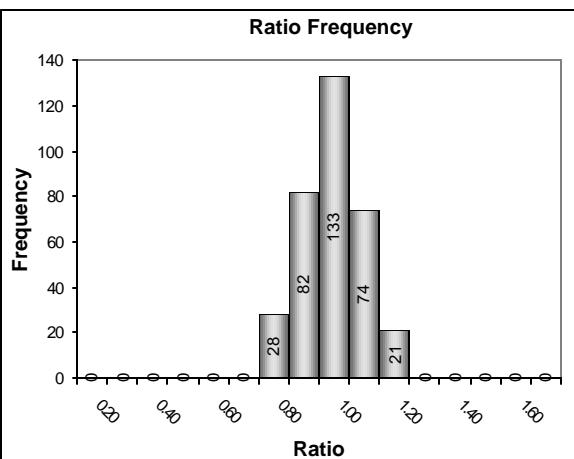
It is difficult to draw valid conclusions when the sales count is low. If there is multiple adjustment in a parcel, percent change indicated below will be different than as indicated in page 12.

Above Grade Living Area		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-800	58	0.937	0.992	5.9%	0.966	1.018	
801-1200	164	0.937	0.989	5.5%	0.973	1.005	
1201-1500	67	0.938	0.992	5.7%	0.968	1.015	
1501-2000	36	0.915	0.982	7.3%	0.948	1.016	
2001- +	13	0.926	0.988	6.6%	0.923	1.052	
Olympics View		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Average	49	0.936	0.989	5.6%	0.962	1.016	
Good	4	0.933	0.989	6.0%	0.874	1.103	
Excellent	10	0.873	0.992	13.6%	0.927	1.057	
View Y/N		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	223	0.934	0.986	5.5%	0.972	1.000	
Y	115	0.932	0.993	6.5%	0.975	1.011	
Sub		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
001	187	0.937	0.994	6.1%	0.981	1.006	
008	151	0.929	0.983	5.8%	0.964	1.001	
Lot Size		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
0-4000	25	0.928	0.985	6.1%	0.942	1.028	
4001-5000	84	0.953	1.002	5.2%	0.982	1.023	
5001-6000	88	0.921	0.978	6.2%	0.954	1.001	
6001-7000	107	0.934	0.990	6.0%	0.971	1.010	
8001-10000	13	0.953	1.003	5.2%	0.934	1.072	
7001-8000	16	0.932	1.001	7.4%	0.958	1.044	
10001- +	5	0.867	0.932	7.5%	0.780	1.084	

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: WC/ Team 3	Lien Date: 01/01/2001	Date of Report: 8/6/2002	Sales Dates: 1/2000 - 12/2001
Area 76	Analyst ID: RPAN	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 338 Mean Assessed Value 245,000 Mean Sales Price 262,500 Standard Deviation AV 66,428 Standard Deviation SP 77,502			
ASSESSMENT LEVEL			
Arithmetic Mean Ratio 0.944 Median Ratio 0.948 Weighted Mean Ratio 0.933			
UNIFORMITY			
Lowest ratio 0.716 Highest ratio: 1.184 Coefficient of Dispersion 8.21% Standard Deviation 0.097 Coefficient of Variation 10.29%			
RELIABILITY			
95% Confidence: Median Lower limit 0.938 Upper limit 0.965 95% Confidence: Mean Lower limit 0.933 Upper limit 0.954			
SAMPLE SIZE EVALUATION			
N (population size) 3276 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.097 Recommended minimum: 15 Actual sample size: 338 Conclusion: OK			
NORMALITY			
Binomial Test # ratios below mean: 159 # ratios above mean: 179 Z: 1.088 Conclusion: Normal*			
*i.e. no evidence of non-normality			



COMMENTS:

Single Family Residences throughout area 76.

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: WC/ Team 3	Lien Date: 01/01/2002	Date of Report: 8/6/2002	Sales Dates: 1/2000 - 12/2001												
Area 76	Analyst ID: RPAN	Property Type: Single Family Residences	Adjusted for time?: No												
SAMPLE STATISTICS															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td><i>Sample size (n)</i></td><td style="text-align: right;">338</td></tr> <tr><td><i>Mean Assessed Value</i></td><td style="text-align: right;">259,500</td></tr> <tr><td><i>Mean Sales Price</i></td><td style="text-align: right;">262,500</td></tr> <tr><td><i>Standard Deviation AV</i></td><td style="text-align: right;">72,541</td></tr> <tr><td><i>Standard Deviation SP</i></td><td style="text-align: right;">77,502</td></tr> </table>				<i>Sample size (n)</i>	338	<i>Mean Assessed Value</i>	259,500	<i>Mean Sales Price</i>	262,500	<i>Standard Deviation AV</i>	72,541	<i>Standard Deviation SP</i>	77,502		
<i>Sample size (n)</i>	338														
<i>Mean Assessed Value</i>	259,500														
<i>Mean Sales Price</i>	262,500														
<i>Standard Deviation AV</i>	72,541														
<i>Standard Deviation SP</i>	77,502														
ASSESSMENT LEVEL															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td><i>Arithmetic Mean Ratio</i></td><td style="text-align: right;">0.998</td></tr> <tr><td><i>Median Ratio</i></td><td style="text-align: right;">1.003</td></tr> <tr><td><i>Weighted Mean Ratio</i></td><td style="text-align: right;">0.989</td></tr> </table>				<i>Arithmetic Mean Ratio</i>	0.998	<i>Median Ratio</i>	1.003	<i>Weighted Mean Ratio</i>	0.989						
<i>Arithmetic Mean Ratio</i>	0.998														
<i>Median Ratio</i>	1.003														
<i>Weighted Mean Ratio</i>	0.989														
UNIFORMITY															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td><i>Lowest ratio</i></td><td style="text-align: right;">0.757</td></tr> <tr><td><i>Highest ratio:</i></td><td style="text-align: right;">1.253</td></tr> <tr><td><i>Coefficient of Dispersion</i></td><td style="text-align: right;">8.04%</td></tr> <tr><td><i>Standard Deviation</i></td><td style="text-align: right;">0.101</td></tr> <tr><td><i>Coefficient of Variation</i></td><td style="text-align: right;">10.16%</td></tr> <tr><td><i>Price Related Differential (PRD)</i></td><td style="text-align: right;">1.010</td></tr> </table>				<i>Lowest ratio</i>	0.757	<i>Highest ratio:</i>	1.253	<i>Coefficient of Dispersion</i>	8.04%	<i>Standard Deviation</i>	0.101	<i>Coefficient of Variation</i>	10.16%	<i>Price Related Differential (PRD)</i>	1.010
<i>Lowest ratio</i>	0.757														
<i>Highest ratio:</i>	1.253														
<i>Coefficient of Dispersion</i>	8.04%														
<i>Standard Deviation</i>	0.101														
<i>Coefficient of Variation</i>	10.16%														
<i>Price Related Differential (PRD)</i>	1.010														
RELIABILITY															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>95% Confidence: Median</td><td></td></tr> <tr><td><i>Lower limit</i></td><td style="text-align: right;">0.992</td></tr> <tr><td><i>Upper limit</i></td><td style="text-align: right;">1.017</td></tr> <tr><td>95% Confidence: Mean</td><td></td></tr> <tr><td><i>Lower limit</i></td><td style="text-align: right;">0.987</td></tr> <tr><td><i>Upper limit</i></td><td style="text-align: right;">1.009</td></tr> </table>				95% Confidence: Median		<i>Lower limit</i>	0.992	<i>Upper limit</i>	1.017	95% Confidence: Mean		<i>Lower limit</i>	0.987	<i>Upper limit</i>	1.009
95% Confidence: Median															
<i>Lower limit</i>	0.992														
<i>Upper limit</i>	1.017														
95% Confidence: Mean															
<i>Lower limit</i>	0.987														
<i>Upper limit</i>	1.009														
SAMPLE SIZE EVALUATION															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td><i>N (population size)</i></td><td style="text-align: right;">3276</td></tr> <tr><td><i>B (acceptable error - in decimal)</i></td><td style="text-align: right;">0.05</td></tr> <tr><td><i>S (estimated from this sample)</i></td><td style="text-align: right;">0.101</td></tr> <tr><td>Recommended minimum:</td><td style="text-align: right;">16</td></tr> <tr><td><i>Actual sample size:</i></td><td style="text-align: right;">338</td></tr> <tr><td>Conclusion:</td><td style="text-align: right;">OK</td></tr> </table>				<i>N (population size)</i>	3276	<i>B (acceptable error - in decimal)</i>	0.05	<i>S (estimated from this sample)</i>	0.101	Recommended minimum:	16	<i>Actual sample size:</i>	338	Conclusion:	OK
<i>N (population size)</i>	3276														
<i>B (acceptable error - in decimal)</i>	0.05														
<i>S (estimated from this sample)</i>	0.101														
Recommended minimum:	16														
<i>Actual sample size:</i>	338														
Conclusion:	OK														
NORMALITY															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Binomial Test</td><td></td></tr> <tr><td># ratios below mean:</td><td style="text-align: right;">161</td></tr> <tr><td># ratios above mean:</td><td style="text-align: right;">177</td></tr> <tr><td><i>Z:</i></td><td style="text-align: right;">0.870</td></tr> <tr><td>Conclusion:</td><td style="text-align: right;"><i>Normal*</i></td></tr> </table>				Binomial Test		# ratios below mean:	161	# ratios above mean:	177	<i>Z:</i>	0.870	Conclusion:	<i>Normal*</i>		
Binomial Test															
# ratios below mean:	161														
# ratios above mean:	177														
<i>Z:</i>	0.870														
Conclusion:	<i>Normal*</i>														
<i>*i.e. no evidence of non-normality</i>															
COMMENTS:															
<p>Single Family Residences throughout area 76.</p> <p>Both assessment level and uniformity have been improved by application of the recommended values.</p>															

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Area 76
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
001	271910	0050	6/1/2001	142,500	600	0	5	1920	4	2,941	0	0	6546 42ND AV SW
001	112100	0200	9/12/2000	179,950	580	300	6	1930	4	4,726	0	0	6753 36TH AV SW
001	563750	0165	8/31/2000	239,950	630	400	6	1919	4	6,000	0	0	6523 40TH AV SW
001	269560	0340	8/29/2000	180,000	640	0	6	1942	4	5,200	0	0	8011 37TH AV SW
001	249120	0145	7/20/2001	185,000	680	680	6	1949	4	6,425	0	0	8820 37TH AV SW
001	249220	0100	4/19/2001	172,500	720	0	6	1952	5	4,080	0	0	3540 SW AUSTIN ST
001	269560	0300	3/24/2000	221,000	750	750	6	1941	4	5,366	0	0	3544 SW ELMGROVE ST
001	249320	0235	8/24/2001	219,300	750	100	6	1916	2	6,213	0	0	8406 41ST AV SW
001	271660	0225	9/17/2001	259,950	750	0	6	1930	4	3,600	5	0	6906 40TH AV SW
001	249220	0610	2/18/2000	160,000	780	0	6	1942	3	4,080	0	0	3532 SW IDA ST
001	006500	0100	4/6/2001	235,500	790	240	6	1925	4	6,042	1	0	6522 36TH AV SW
001	249220	0120	3/8/2000	170,000	820	0	6	1941	4	4,080	0	0	3522 SW AUSTIN ST
001	249220	0850	8/21/2000	212,500	920	0	6	1919	4	6,120	0	0	3719 SW IDA ST
001	271660	0235	4/1/2000	265,000	980	0	6	1929	4	5,000	5	0	3915 SW WILLOW ST
001	262403	9099	8/28/2000	275,000	990	0	6	1933	4	6,125	7	0	4011 SW FRONTENAC ST
001	301330	0378	10/19/2001	265,900	1,050	700	6	1984	4	4,234	0	0	4122 SW SOUTHERN ST
001	431920	0900	6/27/2000	183,250	1,070	0	6	1918	4	6,966	0	0	7326 39TH AV SW
001	431920	0565	3/23/2001	205,950	1,150	0	6	1912	5	8,314	0	0	7113 35TH AV SW
001	269560	0165	4/18/2001	190,000	1,160	0	6	1939	3	9,776	0	0	3601 SW KENYON ST
001	563750	0124	4/20/2000	189,950	650	510	7	1999	3	3,019	0	0	4109 SW MORGAN ST
001	249220	0245	3/6/2001	199,000	710	200	7	1943	5	4,080	0	0	3744 SW AUSTIN ST
001	178150	0040	9/22/2000	189,950	720	0	7	1941	5	4,568	0	0	3727 SW THISTLE ST
001	984230	0100	6/15/2001	239,950	720	0	7	1944	4	4,166	0	0	3743 SW SOUTHERN ST
001	301330	0815	5/30/2001	173,500	720	0	7	1947	4	4,186	0	0	3910 SW MONROE ST
001	178150	0010	8/18/2000	186,000	730	0	7	1941	4	5,075	0	0	3703 SW THISTLE ST
001	178150	0038	10/6/2000	169,950	730	0	7	1941	4	4,568	0	0	3721 SW THISTLE ST
001	178150	0015	7/18/2001	180,000	730	0	7	1941	4	5,075	0	0	3711 SW THISTLE ST
001	269560	0460	10/23/2000	200,000	750	420	7	1942	4	5,076	0	0	3727 SW ELMGROVE ST

Sales Available for Annual Update Analysis
Area 76
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
001	984230	0030	5/10/2000	179,000	760	0	7	1942	4	4,168	0	0	3744 SW SOUTHERN ST
001	984230	0535	6/19/2000	186,000	760	300	7	1942	4	4,131	0	0	3551 SW SOUTHERN ST
001	301330	0630	4/28/2001	236,000	760	760	7	1931	5	4,239	5	0	4130 SW THISTLE ST
001	248920	0030	10/4/2001	380,000	760	650	7	1984	3	6,602	8	0	3803 SW MYRTLE ST
001	301330	0421	11/7/2001	200,000	760	460	7	1942	2	4,886	0	0	8216 CALIFORNIA AV SW
001	249320	0565	3/24/2000	175,000	770	0	7	1942	4	4,224	2	0	8401 39TH AV SW
001	563750	0145	6/20/2000	227,500	780	0	7	1920	3	6,250	0	0	6516 41ST AV SW
001	301330	1375	12/4/2000	219,000	780	550	7	1944	3	4,208	1	0	3947 SW ROSE ST
001	923890	1030	8/29/2001	214,950	780	0	7	1942	4	4,342	0	0	4132 SW KENYON ST
001	301330	0805	10/23/2001	239,000	780	0	7	1927	4	4,199	0	0	3918 SW MONROE ST
001	178150	0145	4/3/2000	257,000	800	800	7	1998	3	4,726	0	0	3703 SW SULLIVAN ST
001	249320	0265	4/5/2000	229,500	800	420	7	1941	4	7,152	3	0	4005 SW THISTLE ST
001	984230	0550	7/7/2000	220,000	800	800	7	1950	4	5,150	0	0	3537 SW SOUTHERN ST
001	249320	0545	2/13/2001	178,000	800	0	7	1942	4	4,000	0	0	8411 39TH AV SW
001	249220	0515	2/23/2001	224,150	810	350	7	1945	5	4,080	0	0	3525 SW AUSTIN ST
001	923890	1175	4/20/2001	240,000	810	0	7	1944	4	5,100	0	0	4104 SW PORTLAND ST
001	984230	0085	11/28/2001	247,500	810	400	7	1942	4	4,429	0	0	3755 SW SOUTHERN ST
001	249020	0520	12/18/2001	249,500	810	80	7	1942	4	5,100	0	0	3907 SW PORTLAND ST
001	301330	0085	7/12/2000	240,000	820	820	7	1941	4	5,352	5	0	4103 SW KENYON ST
001	249020	0240	12/5/2000	215,000	820	0	7	1942	4	5,100	0	0	3906 SW IDA ST.
001	178250	0070	8/10/2001	236,500	820	500	7	1942	3	4,988	0	0	3626 SW CLOVERDALE ST
001	178250	0100	11/13/2001	231,000	820	440	7	1942	4	5,187	0	0	8457 36TH AV SW
001	178250	0145	1/10/2000	206,794	830	830	7	1942	4	4,600	0	0	8411 36TH AV SW
001	178250	0090	4/18/2000	201,000	830	0	7	1942	4	7,011	0	0	3606 SW CLOVERDALE ST
001	984230	0220	8/9/2000	217,000	830	0	7	1947	5	4,108	0	0	8212 39TH AV SW
001	178200	0175	10/25/2000	212,500	830	590	7	1942	4	5,100	0	0	3623 SW CLOVERDALE ST
001	269560	0005	9/18/2000	195,000	840	0	7	1948	5	4,239	0	0	3819 SW KENYON ST
001	269560	0115	10/27/2000	237,500	840	570	7	1948	4	4,494	0	0	3701 SW KENYON ST
001	301330	1130	3/22/2001	219,500	840	0	7	1942	4	5,235	0	0	3912 SW SOUTHERN ST

Sales Available for Annual Update Analysis
Area 76
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
001	269560	0375	1/12/2001	155,000	850	0	7	1949	3	5,225	0	0	3723 SW MONROE ST
001	249120	0295	5/31/2001	245,000	860	610	7	1948	4	6,410	0	0	8852 38TH AV SW
001	249020	0395	3/1/2000	235,000	870	0	7	1941	4	5,100	0	0	3917 SW HOLDEN ST
001	923890	1415	7/21/2000	217,000	870	0	7	1941	4	5,100	0	0	4106 SW IDA ST
001	178250	0035	3/23/2001	195,900	870	0	7	1942	4	4,600	0	0	8506 37TH AV SW
001	178250	0225	1/3/2000	194,000	880	880	7	1949	4	6,858	0	0	3518 SW CLOVERDALE ST
001	301330	0610	9/8/2000	189,500	890	260	7	1951	3	4,246	0	0	4208 SW THISTLE ST
001	301330	1235	2/26/2001	210,000	890	0	7	1941	4	5,856	2	0	3909 SW SOUTHERN ST
001	870460	0005	3/5/2001	249,700	890	400	7	1941	4	6,300	0	0	3723 SW HENDERSON ST
001	984230	0715	12/19/2001	248,000	890	500	7	1951	4	5,464	0	0	3524 SW SOUTHERN ST
001	249020	0475	12/10/2001	258,500	900	0	7	1941	4	5,100	0	0	3920 SW PORTLAND ST
001	301330	1335	2/27/2001	160,000	930	0	7	1941	2	5,856	0	0	3908 SW ROSE ST
001	249020	0590	5/9/2000	230,000	950	310	7	1943	4	5,100	0	0	3940 SW KENYON ST
001	262403	9107	8/7/2001	275,000	950	170	7	1924	5	5,508	9	0	7015 39TH AV SW
001	178150	0071	4/18/2001	229,000	960	740	7	1949	3	4,560	3	0	3745 SW THISTLE ST
001	249120	0395	5/11/2000	240,500	970	420	7	1950	5	5,164	0	0	3709 SW TRENTON ST
001	178200	0060	2/23/2001	184,250	970	490	7	1942	4	6,860	0	0	8457 35TH AV SW
001	269560	0510	2/17/2000	216,000	980	0	7	1951	4	5,416	0	0	3527 SW ELMGROVE ST
001	431920	0465	9/21/2000	249,000	980	0	7	1946	3	9,100	0	0	7106 36TH AV SW
001	249320	0415	4/23/2001	267,000	980	740	7	1958	4	3,200	0	0	8414 40TH AV SW
001	249020	0385	1/2/2001	249,000	1,000	590	7	1941	4	5,100	0	0	3907 SW HOLDEN ST
001	301330	0150	4/30/2001	332,500	1,000	720	7	2000	3	4,252	0	0	8002 CALIFORNIA AV SW
001	984230	0290	6/22/2001	255,000	1,000	600	7	1950	4	4,244	0	0	3715 SW ROSE ST
001	178150	0250	11/14/2000	167,000	1,010	0	7	1944	3	4,961	0	0	3708 SW TILLMAN ST
001	923890	0995	5/19/2000	270,500	1,020	280	7	1940	5	5,400	2	0	7806 CALIFORNIA AV SW
001	269560	0090	1/11/2000	184,950	1,030	0	7	1949	5	4,494	0	0	3718 SW MONROE ST
001	249120	0105	2/16/2000	218,000	1,030	570	7	1925	5	6,052	0	0	8817 35TH AV SW
001	352590	0025	4/13/2000	326,000	1,030	200	7	1926	4	6,000	7	0	6924 HEIGHTS PL SW
001	431920	0460	8/21/2000	259,000	1,030	0	7	1955	4	4,628	0	0	3531 SW MYRTLE ST

Sales Available for Annual Update Analysis
Area 76
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
001	301330	0151	11/21/2000	239,000	1,030	350	7	1950	4	4,481	0	0	4149 SW MONROE ST
001	249320	0170	2/16/2000	243,500	1,040	0	7	1941	4	6,147	3	0	8409 41ST AV SW
001	249120	0225	11/8/2001	252,000	1,040	660	7	1975	4	6,427	0	0	8815 36TH AV SW
001	431820	0315	11/30/2000	225,000	1,050	500	7	1916	3	5,805	0	0	4121 SW OTHELLO ST
001	984230	0181	6/13/2000	250,000	1,060	720	7	1975	5	4,986	0	0	3724 SW ROSE ST
001	301330	0435	11/14/2000	265,000	1,060	700	7	1916	5	4,244	3	0	4139 SW SOUTHERN ST
001	563750	0105	8/17/2001	255,000	1,070	0	7	1949	4	6,000	0	0	6517 41ST AV SW
001	249120	0130	5/1/2000	238,950	1,080	500	7	1943	4	4,026	0	0	3621 SW TRENTON ST
001	269560	0350	5/4/2000	220,000	1,080	0	7	1954	5	8,987	0	0	3715 SW MONROE ST
001	352403	9027	8/25/2000	259,000	1,080	760	7	1954	4	5,110	0	0	3610 SW DONOVAN ST
001	984230	0340	8/3/2001	214,000	1,080	540	7	1948	4	7,788	0	0	3724 SW THISTLE ST
001	178150	0110	3/19/2001	240,000	1,090	410	7	1944	4	5,075	0	0	3732 SW SULLIVAN ST
001	301330	0896	4/24/2000	189,950	1,100	0	7	1947	4	4,366	0	0	3903 SW MONROE ST
001	984230	0360	10/2/2000	219,950	1,100	550	7	1954	4	4,163	0	0	3738 SW THISTLE ST
001	178250	0025	4/20/2001	152,000	1,100	0	7	1942	2	4,600	0	0	8422 37TH AV SW
001	029300	0184	2/22/2000	216,000	1,120	560	7	1952	4	6,200	0	0	3516 SW KENYON ST
001	301330	1305	11/21/2000	260,000	1,120	0	7	1942	5	5,874	3	0	3924 SW ROSE ST
001	301330	0470	7/13/2000	267,000	1,140	930	7	1963	4	4,227	5	0	4111 SW SOUTHERN ST
001	301330	0555	2/22/2001	258,850	1,150	930	7	1939	5	6,492	0	0	8316 CALIFORNIA AV SW
001	249120	0090	9/17/2001	245,000	1,150	1,150	7	1949	4	6,045	0	0	8831 35TH AV SW
001	984230	0010	12/19/2001	237,500	1,150	0	7	1941	4	4,795	0	0	3756 SW SOUTHERN ST
001	984230	0640	1/16/2001	255,000	1,160	880	7	1958	5	6,077	0	0	3532 SW ROSE ST
001	431820	0360	10/24/2000	220,000	1,170	0	7	1913	4	6,543	0	0	7424 GATEWOOD RD SW
001	301330	0125	1/31/2001	255,000	1,180	0	7	1910	3	6,345	3	0	4114 SW MONROE ST
001	271910	0052	9/1/2000	238,000	1,200	430	7	1997	3	1,478	0	0	6548A 42ND AV SW
001	249320	0355	4/14/2000	305,000	1,210	580	7	1975	5	3,563	7	0	8452 41ST AV SW
001	150480	0020	5/16/2000	243,950	1,210	600	7	1998	3	4,500	0	0	3710 SW BARTON ST
001	112100	0175	3/1/2001	320,000	1,230	430	7	1928	4	6,304	6	0	6735 36TH AV SW
001	984230	0636	4/19/2001	260,000	1,240	1,010	7	1958	5	4,117	0	0	3526 SW ROSE ST

Sales Available for Annual Update Analysis
Area 76
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
001	006500	0335	5/3/2001	295,000	1,240	640	7	1977	4	6,334	0	0	6502 38TH AV SW
001	150480	0065	8/16/2001	258,000	1,250	0	7	1947	4	6,750	0	0	9043 37TH AV SW
001	870460	0050	10/23/2000	240,000	1,260	0	7	1929	4	5,466	2	0	9027 37TH AV SW
001	249020	0620	10/9/2001	222,500	1,260	400	7	1957	3	5,100	0	0	3912 SW KENYON ST
001	150480	0030	8/29/2000	260,000	1,270	600	7	1998	3	4,500	0	0	3724 SW BARTON ST
001	029300	0156	9/13/2001	265,000	1,270	1,000	7	1957	4	7,627	0	0	7701 36TH AV SW
001	431920	0410	2/19/2001	319,500	1,300	700	7	1965	3	6,675	5	0	3652 SW OTHELLO ST
001	271910	0275	11/10/2000	401,000	1,310	640	7	1942	5	6,593	9	0	4017 SW HOLLY ST
001	271910	0340	7/10/2000	349,500	1,320	300	7	1926	4	6,150	9	0	6706 42ND AV SW
001	249020	0575	6/7/2001	340,000	1,320	700	7	1911	4	5,814	1	0	3956 SW KENYON ST
001	178150	0195	11/16/2000	247,000	1,390	570	7	1944	5	4,725	0	0	3753 SW SULLIVAN ST
001	029300	0075	3/6/2001	317,500	1,390	1,190	7	1955	4	7,405	0	0	7730 38TH AV SW
001	112100	0385	6/25/2001	415,000	1,390	600	7	1976	4	5,720	5	0	6622 38TH AV SW
001	249120	0230	8/7/2000	250,000	1,410	600	7	1946	5	6,429	0	0	8811 36TH AV SW
001	248920	0210	3/1/2001	344,950	1,410	0	7	1926	3	5,641	4	0	3703 SW MYRTLE ST
001	563750	0160	12/20/2001	325,000	1,430	880	7	1924	4	6,000	2	0	6527 40TH AV SW
001	269560	0530	6/27/2000	215,000	1,440	0	7	1926	4	6,598	0	0	8103 35TH AV SW
001	249120	0660	4/30/2001	333,500	1,460	650	7	1999	3	6,097	0	0	3617 SW HENDERSON ST
001	249220	0300	9/20/2001	335,000	1,460	0	7	1913	5	4,080	1	0	3702 SW AUSTIN ST
001	431770	0295	7/10/2001	372,500	1,500	1,020	7	1976	4	9,500	5	0	7316 40TH AV SW
001	431920	0530	3/23/2000	199,950	1,520	0	7	1948	4	5,802	0	0	7147 35TH AV SW
001	984230	0110	10/25/2000	271,000	1,520	720	7	1974	4	4,161	0	0	3735 SW SOUTHERN ST
001	249120	0682	5/21/2001	309,950	1,520	0	7	1998	3	6,387	0	0	9030 37TH AV SW
001	112100	0180	10/25/2001	324,950	1,540	0	7	1929	4	6,303	6	0	6739 36TH AV SW
001	178150	0160	8/17/2000	329,950	1,560	1,010	7	1997	3	4,725	0	0	3717 SW SULLIVAN ST
001	249120	0195	10/17/2001	210,500	1,590	0	7	1912	3	6,413	0	0	8847 36TH AV SW
001	249020	0320	3/9/2001	355,000	1,680	0	7	1916	4	6,200	3	0	7616 41ST AV SW
001	249120	0330	7/26/2001	262,000	1,690	0	7	1998	3	5,131	0	0	8845 37TH AV SW
001	112100	0074	6/5/2001	305,000	1,740	0	7	1993	3	5,325	4	0	6744 36TH AV SW

Sales Available for Annual Update Analysis
Area 76
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
001	249120	0310	11/8/2001	248,000	1,740	0	7	1977	3	5,127	0	0	8853 37TH AV SW
001	431920	0275	10/12/2001	489,000	1,770	340	7	1921	4	13,500	8	0	7203 36TH AV SW
001	431770	0342	8/30/2001	341,500	1,780	0	7	1953	3	5,712	0	0	3916 SW WEBSTER ST
001	352590	0050	6/13/2001	470,000	2,270	0	7	1989	3	3,824	9	0	6916 HEIGHTS AV SW
001	563750	0100	10/30/2000	240,000	970	970	8	1948	5	6,000	2	0	6523 41ST AV SW
001	301330	0220	4/26/2000	240,000	1,000	770	8	1951	4	4,166	2	0	8009 41ST AV SW
001	249220	0680	4/27/2001	270,000	1,060	750	8	1957	3	4,080	0	0	3521 SW IDA ST
001	178150	0395	3/27/2000	340,000	1,110	830	8	1950	4	7,140	8	0	3739 SW CLOVERDALE ST
001	112100	0047	2/22/2001	274,000	1,160	310	8	1951	3	6,779	6	0	6739 35TH AV SW
001	112100	0048	8/20/2001	218,000	1,160	220	8	1951	4	6,777	6	0	6745 35TH AV SW
001	249020	0545	4/25/2001	296,000	1,190	290	8	1952	3	5,100	3	0	3933 SW PORTLAND ST
001	431770	0195	6/13/2001	284,000	1,210	800	8	1960	4	9,198	0	0	3923 SW ORCHARD ST
001	271910	0230	7/18/2001	423,000	1,220	0	8	1951	3	5,900	6	0	6716 40TH AV SW
001	271660	0111	10/23/2000	398,500	1,230	1,230	8	1948	4	7,218	9	0	6757 40TH AV SW
001	249320	0360	9/26/2001	355,000	1,230	630	8	1946	4	7,753	7	0	8444 41ST AV SW
001	271910	0165	11/17/2000	255,500	1,260	790	8	1975	4	5,900	0	0	6542 40TH AV SW
001	248920	0205	1/1/2000	305,000	1,320	1,320	8	1967	3	6,001	4	0	3707 SW MYRTLE ST
001	923890	1325	6/15/2000	392,000	1,320	400	8	1954	5	7,142	1	0	4117 SW AUSTIN ST
001	112100	0259	10/3/2000	315,000	1,320	1,000	8	1948	3	8,196	5	0	6720 37TH AV SW
001	431820	0295	5/30/2001	256,000	1,330	0	8	1911	4	11,694	0	0	4139 SW OTHELLO ST
001	262403	9117	11/21/2000	381,500	1,340	930	8	1955	5	5,982	7	0	4027 SW FRONTENAC ST
001	269560	0200	4/7/2000	262,100	1,420	610	8	1951	4	8,944	0	0	3519 SW KENYON ST
001	006500	0135	3/14/2000	285,000	1,430	930	8	1957	4	6,419	2	0	6517 36TH AV SW
001	301330	0090	9/27/2000	299,950	1,510	500	8	1919	4	6,369	5	0	4142 SW MONROE ST
001	249020	0060	1/25/2001	280,000	1,610	330	8	1996	3	3,229	0	0	4015 SW WEBSTER ST
001	352590	0040	3/23/2000	389,000	1,650	0	8	1927	4	5,085	8	0	6914 HEIGHTS PL SW
001	248920	0185	6/26/2001	415,000	1,780	1,200	8	1975	4	6,167	6	0	6909 37TH AV SW
001	249320	0380	6/15/2000	380,000	1,820	640	8	1987	3	4,765	7	0	8434 41ST AV SW
001	249220	0465	11/6/2000	425,000	1,870	0	8	1924	3	10,701	1	0	3702 SW IDA ST

Sales Available for Annual Update Analysis
Area 76
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
001	006500	0430	9/27/2001	385,700	1,890	0	8	1922	4	6,219	7	0	6626 39TH AV SW
001	249320	0010	4/3/2000	400,000	2,060	510	8	1989	3	4,288	6	0	4218 SW SULLIVAN ST
001	249120	0711	4/7/2000	370,000	2,760	0	8	1999	3	5,752	0	0	3610 SW BARTON ST.
001	262403	9125	11/13/2001	388,000	1,280	640	9	1982	4	6,129	1	0	4020 SW MYRTLE ST
001	301330	0165	3/13/2000	372,500	1,340	700	9	1994	3	6,492	6	0	8018 CALIFORNIA AV SW
001	271910	0115	5/23/2000	449,350	1,560	800	9	1989	3	6,149	11	0	6552 41ST AV SW
001	262403	9095	5/4/2000	501,000	1,580	660	9	1938	4	7,961	11	0	7111 42ND AV SW
001	271660	0160	9/11/2001	525,000	1,660	450	9	1931	5	5,801	10	0	6923 40TH AV SW
001	249220	0090	3/22/2001	412,500	1,860	300	9	2000	3	4,080	1	0	3548 SW AUSTIN ST
001	271660	0180	6/27/2001	565,000	1,960	820	9	1950	5	13,278	8	0	6924 40TH AV SW
001	112100	0085	12/12/2001	550,000	2,310	0	9	2001	3	5,328	4	0	6728 36TH AV SW
001	178150	0315	11/14/2000	476,900	2,430	0	9	2000	3	4,630	1	0	8558 39TH AV SW
001	150480	0050	4/19/2001	519,950	2,440	840	9	2001	3	6,750	3	0	2621A MARINE AVE SW
001	301330	1100	8/2/2000	565,000	2,550	700	9	1990	3	11,553	3	0	3934 SW SOUTHERN ST
008	082600	0370	4/27/2001	150,000	460	0	5	1919	3	5,400	0	0	6357 40TH AV SW
008	246190	0565	6/21/2000	120,300	580	0	5	1910	4	1,495	0	0	5655 FAUNTLEROY WY SW
008	762570	3200	10/25/2001	200,000	700	0	5	1909	3	6,250	0	0	6002 42ND AV SW
008	762570	3250	1/2/2001	190,000	830	0	5	1919	3	6,250	0	0	6047 42ND AV SW
008	762570	0096	4/25/2000	210,000	890	120	5	1912	4	4,800	0	0	5224 40TH AV SW
008	762570	2535	12/20/2001	217,000	900	0	5	1917	4	4,000	0	0	4104 SW RAYMOND ST
008	762470	0005	10/25/2000	162,000	550	0	6	1940	4	4,000	2	0	4101 SW HUDSON ST
008	762570	0130	8/3/2000	158,000	670	0	6	1905	3	6,000	0	0	5207 40TH AV SW
008	232403	9094	5/9/2000	131,000	710	0	6	1943	3	4,884	0	0	5012 FAUNTLEROY WY SW
008	232403	9095	3/16/2001	153,000	720	0	6	1943	3	4,383	0	0	5016 FAUNTLEROY WY SW
008	082600	0320	9/10/2001	222,500	720	0	6	1929	4	4,989	0	0	6320 41ST AV SW
008	387490	0160	10/12/2000	233,000	730	0	6	1924	4	5,132	0	0	6354 37TH AV SW
008	082600	0425	2/26/2001	185,500	740	0	6	1944	4	5,709	0	0	6311 FAUNTLEROY WY SW
008	762570	2537	7/26/2001	130,000	750	0	6	1922	2	4,000	0	0	4110 SW RAYMOND ST
008	762570	2995	8/14/2001	192,000	760	0	6	1942	4	5,500	0	0	6033 FAUNTLEROY WY SW

Sales Available for Annual Update Analysis
Area 76
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
008	309500	0040	4/24/2000	169,000	770	0	6	1910	4	4,600	0	0	5031 35TH AV SW
008	387490	0205	5/17/2000	186,000	770	0	6	1947	4	5,185	0	0	6318 37TH AV SW
008	006600	0210	1/31/2000	182,500	790	120	6	1916	4	6,400	0	0	5936 39TH AV SW
008	762470	0010	10/4/2000	175,000	790	0	6	1939	4	4,000	5	0	5007 41ST AV SW
008	129730	0025	3/27/2000	158,000	810	0	6	1921	4	6,000	0	0	5023 40TH AV SW
008	762570	2705	6/13/2001	205,000	820	0	6	1918	4	6,250	0	0	5916 41ST AV SW
008	234930	0020	4/23/2001	225,000	830	250	6	1944	3	6,509	0	0	5616 FAUNTLEROY WY SW
008	762570	2410	8/21/2001	188,000	890	0	6	1918	3	6,250	0	0	5953 42ND AV SW
008	172580	0210	8/2/2001	174,950	910	400	6	1928	3	2,800	0	0	5253 35TH AV SW
008	172580	0200	7/7/2000	182,000	920	0	6	1928	4	3,500	0	0	5257 35TH AV SW
008	246190	0540	4/12/2001	279,000	920	360	6	1909	4	6,000	0	0	5636 40TH AV SW
008	762570	2710	6/12/2001	226,000	920	0	6	1917	4	6,250	0	0	5912 41ST AV SW
008	633200	0241	6/26/2001	190,500	960	0	6	1947	4	2,799	3	0	3815 SW GRAHAM ST
008	528820	0475	4/11/2000	185,000	1,000	0	6	1911	4	4,865	5	0	4747 35TH AV SW
008	757920	1135	10/18/2000	243,000	1,020	0	6	1916	4	5,750	0	0	4853 42ND AV SW
008	082600	0535	7/3/2000	245,000	1,030	0	6	1919	3	4,800	1	0	6349 39TH AV SW
008	129730	0085	5/18/2001	313,000	1,030	390	6	1911	5	6,250	2	0	5036 41ST AV SW
008	309500	0255	4/21/2000	240,000	1,060	0	6	1928	4	4,445	5	0	5044 37TH AV SW
008	234930	0180	1/16/2001	232,500	1,100	0	6	1987	3	5,080	0	0	5620 38TH AV SW
008	234930	0045	9/20/2000	190,000	1,120	0	6	1919	4	4,822	0	0	5634 FAUNTLEROY WY SW
008	528820	0150	7/5/2001	254,500	1,200	0	6	1919	3	6,670	3	0	4730 37TH AV SW
008	762570	2985	8/28/2001	185,000	730	570	7	2000	3	1,626	0	0	6021 FAUNTLEROY WY SW
008	309500	0035	9/20/2000	172,000	770	0	7	1927	4	4,560	0	0	5025 35TH AV SW
008	139380	0015	9/19/2000	184,950	770	0	7	1939	3	6,400	0	0	6044 36TH AV SW
008	006600	0015	2/1/2000	224,180	790	120	7	1944	4	6,250	0	0	5907 37TH AV SW
008	006600	0040	9/19/2000	190,000	790	0	7	1944	3	6,350	0	0	5931 37TH AV SW
008	006600	0405	2/6/2001	224,000	790	0	7	1944	3	6,500	0	0	6037 37TH AV SW
008	006600	0225	5/23/2001	222,500	790	0	7	1943	3	6,350	0	0	5920 39TH AV SW
008	129730	0060	6/20/2000	208,000	800	0	7	1944	4	6,000	0	0	5057 40TH AV SW

Sales Available for Annual Update Analysis
Area 76
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
008	006600	0475	4/18/2001	256,500	810	150	7	1944	4	6,550	0	0	6012 38TH AV SW
008	006600	0065	9/21/2001	271,000	810	120	7	1944	3	6,528	0	0	5957 37TH AV SW
008	246190	0715	11/29/2001	275,000	819	594	7	1999	3	3,000	0	0	5625 40TH AV SW
008	612660	0190	4/6/2000	219,000	820	0	7	1927	4	4,313	0	0	4732 38TH AV SW
008	246190	0935	8/14/2000	275,000	820	100	7	1917	4	6,250	0	0	5643 42ND AV SW
008	139380	0010	8/28/2000	240,000	820	0	7	1940	4	6,400	0	0	6050 36TH AV SW
008	633200	0055	11/13/2000	204,000	820	0	7	1949	4	6,550	0	0	6351 37TH AV SW
008	762570	0065	6/12/2001	175,000	830	120	7	1945	3	6,000	0	0	5256 40TH AV SW
008	006600	0430	6/26/2001	229,500	830	240	7	1943	4	6,943	0	0	6056 38TH AV SW
008	762570	0370	12/18/2001	259,500	830	0	7	1912	4	6,250	3	0	5207 42ND AV SW
008	762570	3215	9/24/2001	216,725	840	0	7	1941	3	6,250	0	0	6011 42ND AV SW
008	757920	0945	2/7/2000	230,000	850	0	7	1918	4	5,750	6	0	4827 41ST AV SW
008	528820	0300	6/26/2000	265,000	860	0	7	1950	4	4,600	5	0	4755 36TH AV SW
008	310050	0095	11/9/2000	279,950	860	0	7	1922	4	5,040	5	0	5441 36TH AV SW
008	006600	0340	4/5/2000	215,000	870	0	7	1951	4	6,650	0	0	6026 39TH AV SW
008	172580	0060	5/31/2000	230,000	870	0	7	1927	4	3,500	0	0	5256 37TH AV SW
008	772360	0045	11/2/2000	191,550	870	0	7	1918	4	5,500	0	0	5225 35TH AV SW
008	528820	0435	2/22/2001	225,000	870	0	7	1940	4	4,723	5	0	4731 35TH AV SW
008	762570	0080	5/24/2001	205,000	890	0	7	1922	4	6,000	0	0	5242 40TH AV SW
008	232403	9129	11/7/2001	312,000	890	800	7	1952	5	9,856	0	0	5433 37TH AV SW
008	772360	0085	9/19/2001	226,500	910	0	7	1926	4	6,250	0	0	5212 36TH AV SW
008	232403	9085	9/28/2001	155,000	920	0	7	1944	3	5,500	0	0	5040 FAUNTLEROY WY SW
008	743550	0055	8/16/2000	220,000	940	300	7	1948	4	6,000	0	0	5046 40TH AV SW
008	246190	0110	3/13/2001	264,000	950	0	7	1918	3	6,250	0	0	5423 42ND AV SW
008	309500	0235	10/30/2001	255,000	950	350	7	1953	4	5,969	5	0	5052 37TH AV SW
008	105300	0045	5/14/2001	280,000	960	510	7	1941	3	4,720	3	0	5650 36TH AV SW
008	762570	0240	8/30/2001	214,000	960	700	7	1911	4	6,250	2	0	5202 41ST AV SW
008	082600	0285	10/29/2001	271,450	960	420	7	1922	4	9,600	0	0	6307 41ST AV SW
008	232403	9127	10/19/2000	291,100	990	400	7	1950	3	5,670	6	0	5627 36TH AV SW

Sales Available for Annual Update Analysis
Area 76
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
008	139330	0040	2/18/2000	227,000	1,000	0	7	1940	3	8,475	1	0	5945 35TH AV SW
008	246190	0405	8/15/2001	205,000	1,000	400	7	1941	4	6,000	0	0	5420 40TH AV SW
008	129730	0155	7/10/2000	249,950	1,020	200	7	1942	4	6,000	0	0	4108 SW DAWSON ST
008	309500	0085	7/19/2001	259,000	1,020	110	7	1925	4	4,800	0	0	5052 36TH AV SW
008	633200	0205	6/21/2000	304,000	1,040	670	7	1911	4	6,670	3	0	6336 39TH AV SW
008	006600	0445	7/21/2000	263,000	1,040	0	7	1928	4	6,550	0	0	6042 38TH AV SW
008	516670	0105	12/1/2001	255,000	1,040	380	7	1956	4	6,300	0	0	5016 38TH AV SW
008	139280	0005	12/28/2000	250,000	1,050	600	7	1940	4	6,784	2	0	3520 SW RAYMOND ST
008	232403	9111	1/25/2001	262,000	1,050	1,070	7	1949	4	6,400	0	0	3604 SW GRAHAM ST
008	139280	0035	8/24/2000	276,100	1,060	180	7	1938	4	6,400	1	0	5926 36TH AV SW
008	516670	0080	4/20/2000	254,950	1,070	310	7	1958	4	6,300	0	0	5042 38TH AV SW
008	246190	0920	2/24/2001	270,000	1,070	0	7	1904	4	6,250	0	0	5657 42ND AV SW
008	516670	0100	1/26/2000	254,000	1,080	0	7	1956	4	6,300	0	0	5022 38TH AV SW
008	516670	0090	6/1/2000	200,000	1,080	390	7	1956	3	6,300	0	0	5032 38TH AV SW
008	082600	0383	3/9/2000	274,950	1,100	500	7	1991	3	4,200	0	0	6353 40TH AV SW
008	762570	0265	5/11/2001	194,000	1,100	0	7	1911	3	6,000	0	0	5223 41ST AV SW
008	612660	1280	8/30/2001	325,000	1,100	860	7	1948	4	5,450	8	0	4803 37TH AV SW
008	234930	0275	3/8/2000	265,000	1,110	220	7	1952	4	8,890	0	0	5641 37TH AV SW
008	309500	0020	6/27/2001	244,950	1,130	0	7	1927	4	4,520	0	0	5015 35TH AV SW
008	234930	0130	5/22/2000	225,000	1,160	440	7	1947	4	4,800	0	0	5641 38TH AV SW
008	762570	2405	5/31/2000	275,000	1,170	0	7	1918	4	6,250	0	0	5947 42ND AV SW
008	516670	0035	6/23/2000	316,000	1,170	720	7	1954	4	6,350	0	0	5033 37TH AV SW
008	762570	3150	7/16/2001	290,000	1,170	0	7	1913	4	6,250	0	0	6050 42ND AV SW
008	309500	0075	4/30/2001	250,000	1,180	0	7	1921	4	4,956	0	0	5057 35TH AV SW
008	246190	0718	1/5/2000	257,500	1,190	810	7	1928	4	6,011	0	0	5621 40TH AV SW
008	129730	0055	2/25/2000	209,500	1,190	0	7	1910	4	6,000	0	0	5051 40TH AV SW
008	516670	0065	3/20/2001	266,500	1,200	300	7	1959	4	7,720	0	0	5058 38TH AV SW
008	309500	0190	10/29/2001	315,000	1,200	640	7	1959	4	5,250	0	0	5029 36TH AV SW
008	006600	0080	4/5/2000	226,000	1,210	300	7	1943	3	6,550	0	0	5946 38TH AV SW

Sales Available for Annual Update Analysis
Area 76
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
008	139280	0045	7/11/2000	259,950	1,210	0	7	1939	4	6,400	1	0	5916 36TH AV SW
008	129130	0025	1/10/2001	209,000	1,220	0	7	1928	5	4,720	0	0	5621 35TH AV SW
008	246190	0270	9/20/2001	240,000	1,220	590	7	1947	3	6,250	0	0	5416 41ST AV SW
008	139280	0060	2/24/2000	310,000	1,230	0	7	1939	4	6,400	1	0	5900 36TH AV SW
008	762570	0280	5/30/2000	240,000	1,240	0	7	1919	4	6,000	0	0	5237 41ST AV SW
008	006600	0470	9/6/2000	285,000	1,240	0	7	1944	4	6,550	0	0	6016 38TH AV SW
008	309500	0260	9/12/2001	290,000	1,240	400	7	1927	4	5,080	5	0	5040 37TH AV SW
008	762570	0135	11/15/2001	279,950	1,240	500	7	1956	3	6,000	0	0	5211 40TH AV SW
008	246190	0150	4/19/2000	275,000	1,270	110	7	1930	4	6,250	0	0	5416 42ND AV SW
008	234930	0230	2/24/2000	265,000	1,280	300	7	1954	3	7,620	0	0	5601 37TH AV SW
008	528820	0225	8/11/2000	265,000	1,290	470	7	1988	3	2,875	4	0	4727 36TH AV SW
008	528820	0224	7/3/2001	279,000	1,290	470	7	1988	3	2,875	4	0	4725 36TH AV SW
008	082600	0480	2/1/2000	215,500	1,300	0	7	1912	4	4,800	0	0	6330 40TH AV SW
008	731240	0010	7/6/2000	235,000	1,300	0	7	1918	4	5,000	0	0	5406 37TH AV SW
008	246190	0515	11/27/2001	231,500	1,340	0	7	1909	4	6,000	0	0	5612 40TH AV SW
008	528820	0310	3/1/2001	235,950	1,360	670	7	1949	3	8,625	2	0	4718 36TH AV SW
008	246190	0760	6/5/2000	239,950	1,370	0	7	1918	3	6,250	0	0	5622 42ND AV SW
008	387490	0080	10/3/2000	261,000	1,370	0	7	1918	4	7,769	0	0	6326 36TH AV SW
008	105300	0055	1/26/2000	325,000	1,380	0	7	1930	4	4,720	3	0	5644 36TH AV SW
008	762470	0061	12/4/2000	235,000	1,410	0	7	1913	4	3,100	2	0	4115 SW HUDSON ST
008	172580	0175	4/13/2000	320,000	1,430	0	7	1928	4	6,250	0	0	5252 36TH AV SW
008	528820	0425	3/8/2000	272,000	1,450	0	7	1931	5	4,687	4	0	4725 35TH AV SW
008	246190	0090	11/29/2000	290,000	1,500	0	7	1919	4	6,250	0	0	5441 42ND AV SW
008	516670	0135	6/22/2001	355,000	1,510	1,010	7	1958	4	6,441	0	0	5047 38TH AV SW
008	006600	0295	4/13/2000	316,000	1,530	0	7	1989	3	6,550	0	0	6047 38TH AV SW
008	633200	0175	6/8/2001	330,000	1,560	0	7	1910	4	6,550	4	0	6351 38TH AV SW
008	762570	3185	9/1/2000	310,000	1,650	0	7	1924	5	6,250	0	0	6016 42ND AV SW
008	139430	0020	6/19/2001	260,000	1,850	140	7	1944	4	6,400	0	0	5916 37TH AV SW
008	310050	0105	12/19/2001	335,000	2,010	0	7	1919	4	5,040	5	0	5433 36TH AV SW

Sales Available for Annual Update Analysis
Area 76
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
008	743550	0075	3/20/2000	300,000	2,160	220	7	1949	4	7,865	0	0	5051 FAUNTLEROY WY SW
008	232403	9104	4/12/2001	305,300	1,050	1,050	8	1950	3	6,400	6	0	5957 36TH AV SW
008	528820	0455	8/3/2000	217,100	1,190	600	8	1948	4	4,794	5	0	4741 35TH AV SW
008	762570	0325	2/28/2001	270,000	1,200	240	8	1925	4	6,250	1	0	5236 42ND AV SW
008	232403	9059	10/3/2001	315,000	1,310	970	8	1954	4	6,240	5	0	5456 36TH AV SW
008	757920	0745	6/23/2000	349,950	1,430	500	8	2000	3	2,875	2	0	4815 40TH AV SW
008	006600	0425	5/10/2001	315,000	1,430	170	8	1916	4	7,205	0	0	6057 37TH AV SW
008	757920	0740	6/21/2001	322,500	1,430	500	8	2000	3	2,875	2	0	4811 40TH AV SW
008	762570	0355	7/25/2000	341,900	1,440	0	8	1909	4	6,250	0	0	5206 42ND AV SW
008	232403	9082	5/19/2000	300,000	1,520	710	8	1957	3	6,400	1	0	3601 SW RAYMOND ST
008	762570	0340	10/5/2000	365,000	1,550	0	8	1910	4	6,250	1	0	5222 42ND AV SW
008	762570	2885	10/16/2000	430,000	1,610	700	8	1978	4	6,000	2	0	6043 39TH AV SW
008	762470	0085	8/3/2000	399,950	1,660	0	8	1924	4	6,250	0	0	5023 42ND AV SW
008	309500	0005	4/26/2000	325,750	1,780	200	8	1993	4	4,662	6	0	5003 35TH AV SW
008	129730	0100	11/7/2000	363,000	1,890	820	8	1981	3	6,250	2	0	5022 41ST AV SW
008	757920	0570	4/6/2001	399,950	2,110	0	8	1995	3	5,750	3	0	4832 41ST AV SW
008	129130	0009	7/31/2001	388,764	2,160	530	8	2000	3	5,900	0	0	5607 35TH AV SW
008	129130	0030	1/26/2000	304,000	2,230	500	8	2000	3	4,720	0	0	5625 35TH AV SW
008	105300	0030	2/26/2001	349,950	1,850	550	9	1941	4	7,020	0	0	3504 SW JUNEAU ST
008	757920	0915	7/10/2001	616,000	2,660	990	9	2000	3	5,750	7	0	4843 41ST AV SW

**Vacant Sales Available to Develop the Valuation Model
Area 76**

There are an insufficient number of vacant sales to develop a valuation model